

Report

Report to:	Planning Committee
Date of Meeting:	11 October 2022
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/1812
Planning proposal:	Residential development (628 units) with associated roads, landscaping and SUDS (Approval of matters specified in conditions imposed on consent HM/10/0052; namely Conditions 2, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20 and 22)

1 Summary application information

Application type: Approval of matters specified in conditions

Applicant: Cala Homes and Barratt Homes
Location: Land to the West of Strathaven Road
Hamilton

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Matters Specified in Conditions - Subject to Conditions (based on the conditions attached).

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) This development is located within the Hamilton Community Growth Area and will be covered by the Planning Obligation which was agreed as part of the planning permission in principle application (HM/10/0052) for the site. The purpose of the Planning Obligation is to ensure the submission of an equitable financial contribution, on an agreed pro-rata basis, in relation to infrastructure and other costs associated with the Hamilton Community Growth Area, namely Roads Infrastructure, Education Provision, Community Facilities and Affordable Housing.

3 Other information

- ◆ Applicant's Agent: Andrew Woodrow
- ◆ Council Area/Ward: 18 Hamilton West and Earnock
- ◆ Policy Reference(s): Policy 1 - Spatial Strategy
Policy 2 - Climate Change

Policy 5 - Development Management and Placemaking
Policy 11 - Housing
Policy 15 - Travel and Transport
Policy DM1 - New Development Design
Policy SDCC4 - Sustainable Transport

Residential Design Guide

◆ **Representation(s):**

▶	16	Objection Letters
▶	2	Support Letters
▶	1	Comment Letter

◆ **Consultation(s):**

SEPA Flooding

Roads Flood Risk Management

Countryside and Greenspace

Community and Enterprise Resources - Play Provision Community Contributions

West of Scotland Archaeology Service

SPT

SP Energy Network

Nature.Scot

The Coal Authority Planning and Local Authority Liaison

Housing Planning Consultations

Roads Development Management Team

Environmental Services

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The planning application site is located within the Hamilton Community Growth Area (HCGA) and consists of former agricultural land. The site is irregular in shape and extends to approximately 44 hectares. The site is undulating and rises from the south west corner to the north east section of the site.
- 1.2 The site is situated adjacent to the south west of Hamilton, in close proximity to Strathaven Road, and is identified as being part of the Hamilton Community Growth Area (HCGA) within the adopted South Lanarkshire Local Development Plan 2. The site is bounded by land which forms part of the Hamilton Community Growth Area and to the east by existing residential properties. To the south of the site is Strathaven Road and to the west there is further agricultural land. Construction work has commenced at the Hamilton Community Growth Area although the overall development is far from being completed.

2 Proposal(s)

- 2.1 The applicant seeks approval for the Matters Specified in Conditions (MSC) application which seeks to address the terms of the conditions attached to the Planning Permission in Principle application (HM/10/0052) relative to the development of the Hamilton Community Growth Area (HCGA) and relates solely to the site identified above. The proposal seeks consent for 628 residential units, with associated roads, landscaping and SUDS at land to the west of Strathaven Road, Hamilton.
- 2.2 The proposal relates to the erection of 628 dwellings and includes 49 affordable units. The house types include a range of cottage flats, terraces, semi-detached and detached house types which will provide a mix of three, four and five bedroom accommodation. The proposed dwellings are two storeys in height and several of the dwelling types have integrated garages and some have associated detached garages. Each property would benefit from dedicated parking. The dwellings are two storeys in height and externally the dwellings are proposed to be finished in a combination of render, stone walling, glazing panels and concrete roof tiles. In addition, some of the dwellings are proposed to have photovoltaic panels integrated within the roof structure.
- 2.3 The development also includes the formation of a crossing over the Cadzow Burn which will allow Strathaven Road and Meikle Earnock Road to be linked and which is a key component of the whole HCGA. There will also be landscaped areas throughout the development. In addition, the proposal includes a SUDS area to the north east of the site. Along the western boundary of the site a new Greenbelt boundary will be formed.
- 2.4 A number of documents were submitted in support of the application, namely a Planning Statement, Tree Survey, Noise Assessment, Ground Investigation Report, Flood Risk Assessment, Transport Statement and a Drainage Strategy Report.

3 Background

3.1 Local Plan Status

- 3.1.1 The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan 2 and its impact on residential amenity, traffic safety and infrastructure issues.

- 3.1.2 The planning application site is designated as being part of a Community Growth Area for Hamilton and as forming part of the Council's housing land supply. Residential uses are supported within such sites, subject to compliance with normal development management criteria. The site is affected by Policy 1 'Spatial Strategy,' Policy 2 'Climate Change,' Policy 5 'Development Management and Place Making,' Policy 11 'Housing,' Policy 15 'Travel and Transport,' Policy DM1 'New Development Design' and Policy SDCC4 'Sustainable Transport' of the adopted Local Development Plan.

3.2 Relevant Government Advice/Policy

- 3.2.1 In terms of residential development, Scottish Planning Policy requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by, where possible, directing development towards sites within existing settlements in order to make effective use of established infrastructure and service capacity.
- 3.2.2 Designing Streets 'A Policy Statement for Scotland' was introduced in March 2010 and establishes the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

3.3 Planning Background

- 3.3.1 An application for the 'Development of Community Growth Area, Comprising Housing, Neighbourhood Centre, Community Facilities, Access Roads, Open Space and Landscaping (Planning in Principle application: HM/10/0052)' was granted consent on 11 May 2017.
- 3.3.2 A planning application for 'Drainage engineering works associated with Hamilton Community Growth Area development' (P/22/0941) has been submitted and is being assessed by the Planning Authority.

4 Consultation(s)

- 4.1 **Roads Development Management Team** - have advised that they have no objection to the development, subject to the imposition of conditions. These conditions relate to phasing (including any crossing over the Cadzow Burn), the provision of a bus service strategy, access, parking and the submission of a Construction Traffic Management Plan.

In addition, they have advised that the delivery of the spine road would enable an alternative route for drivers travelling towards Strathaven Road. As such, it would be proposed to include a condition to request a phasing plan which would seek to ensure the spine road is connected to Meikle Earnock Road at an early stage in the construction programme whilst acknowledging the commercial aspects of overall development. The applicants have confirmed it would be their intention to deliver the culvert over the Cadzow Burn at an early stage. It would also be a condition that construction traffic for P/21/1811 and P/21/1812 would only be permitted to take access from Strathaven Road; with the exception of the construction traffic required to deliver the culvert over the Cadzow Burn which would be taken from Meikle Earnock Road. This would reduce the potential volume of construction traffic on Meikle Earnock Road.

Response: Noted. It is advised that these requirements can be addressed through the use of planning conditions, where appropriate.

- 4.2 **Roads Flood Risk Management** - no response to date although they have previously advised that they have no objection in principle to development within the community growth area subject to appropriate conditions.

Response: Noted.

- 4.3 **Environmental Services** - had raised concerns in relation to the potential internal noise levels within some of the dwellings and the proposed noise mitigation at the site. They subsequently requested that further information be submitted by the agent. Environmental Services has reviewed the updated information and have advised that it is considered acceptable, subject to the imposition of a condition relating to noise at the site. In addition, they have advised that they have no objection to the development, subject to the imposition of conditions relating to the submission of a piling method statement, the submission of an air quality impact assessment and advisory notes relating to dust, nuisance and pest control.

Response: Noted. It is advised that these requirements can be addressed through the use of conditions and advisory notes, where appropriate.

- 4.4 **Countryside and Greenspace** – no response to date.

Response: Noted.

- 4.5 **Community and Enterprise Resources - Play Provision Community Contributions** – this site is subject to a planning obligation which covers the majority of the HCGA and the level of contributions required has previously been agreed. The development will be required to comply with the terms of the existing planning obligation.

Response: Noted.

- 4.6 **SPT** - no response to date.

Response: Noted.

- 4.7 **SP Energy Network** - have offered no objection to the proposal.

Response: Noted.

- 4.8 **NatureScot** - no response to date.

Response: Noted.

- 4.9 **The Coal Authority** - have offered no objection to the proposal.

Response: Noted.

- 4.10 **Housing Planning Consultations** - this site is subject to a planning obligation which covers the majority of the HCGA and the affordable housing provision has previously been agreed. The development will be required to comply with the terms of the existing planning obligation.

Response: Noted.

- 4.11 **Scottish Water** - have offered no objection to the proposal.

Response: Noted.

- 4.12 **West of Scotland Archaeology Service** - have advised that they have no objection to the proposal, subject to the imposition of a condition relating to the implementation of a programme of archaeological works at the site.

Response: Noted. It is advised that these requirements can be addressed through the use of a planning condition, where appropriate.

- 4.13 **SEPA Flooding** – initially requested that a Flood Risk Assessment (FRA) was submitted in relation to the application. The agent submitted the requested FRA, however, following a review of this document they objected to the proposal on the basis that the proposed development is likely to place buildings and people at flood risk contrary to Scottish Planning Policy. The agent provided a response to the issues raised in the form of a technical memo and SEPA subsequently removed their objection to the proposal.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the local press. Following this publicity, 16 letters of representation were received, 2 letters of support and 1 letter of comment. The grounds of objection can be summarised as follows:-

- a) **Concern that there is yet more housing proposed without appropriate transport, medical facilities or schools provision.**

Response: The proposed development is designated as part of the Hamilton Community Growth Area and the provision of new dwellings associated with transport links, education and other services have been key elements of this large scale Local Development Plan allocation. In particular, through the determination of the previous 'Planning Permission in Principle' application (HM/10/0052), for the overall Hamilton CGA, any impact on existing facilities was assessed and an appropriate level of developer contributions set which will be delivered through a legal agreement.

- b) **Concern that the proposal will have an adverse impact on the green space areas and will result in the loss of Greenbelt.**

Response: The site lies within an area designated as a Community Growth Area within the adopted Local Development Plan and is not Greenbelt land. The release of this undeveloped land for housing has been fully assessed during the Local Development Plan process.

- c) **The development will result in noise pollution.**

Response: It is generally accepted that any construction works will result in a short term disruption and will result in an increase in noise levels in the area. Notwithstanding this issue, Environmental Services have been consulted in relation to the proposal and it is intended to attach appropriately worded conditions, or informative, to address such concerns. Furthermore, any issues in terms of noise can also be pursued, where appropriate, through Environmental Services.

- d) **An existing road had previously collapsed and there is concern over the increase in traffic in the area.**

Response: The site forms part of the proposed Hamilton Community Growth Area which is identified for residential purposes within the adopted Local Development Plan. The application site also lies within the previous application for 'Planning Permission in Principle' (HM/10/0052) which aims to assist in the delivery of the Community Growth Area and was the subject of extensive assessment. In terms of the impact on the roads infrastructure, a number of improvements were identified which will be delivered, at appropriate times, throughout the delivery of the overall Hamilton CGA

proposal. In terms of the current application, it is noted that Roads and Transportation Services have offered no objections in terms of these concerns.

- e) **Flooding and drainage is an issue at the site and the current drainage system cannot sustain the proposed amount of houses without upgrading and replacing the system.**

Response: A Flood Risk Assessment was submitted and assessed as part of the planning submission and is considered acceptable. In addition, a planning application for 'Drainage engineering works associated with Hamilton Community Growth Area development' (P/22/0941) has been submitted and is being assessed by the Planning Authority.

- f) **Concern regarding the impact on wildlife at the site.**

Response: An Initial Update Survey, prepared by Heritage Environmental Limited, was part of the supporting documents submitted relating to the application. This document reviews the potential impact that the proposal has in relation to established wildlife at the site and identifies provided avoidance and mitigation measures.

- g) **We feel that community engagement has been non-existent and the community feel like they should have been able to have their say.**

Response: Noted.

- h) **It is not clear where the funding relating to these sites has been used.**

Response: Noted.

- i) **The builders have not been adhering to the conditions set by South Lanarkshire Council and the public need clarification that monitoring is being undertaken.**

Response: The Planning Service review and discharge the appropriate information relating to planning conditions. In addition, any issues relating to the conditions not being correctly adhered to by developers should be directed to the Councils Planning Enforcement Team.

- j) **There is confusion regarding the originally submitted Transport Assessment from 2009 and the closure of some roads to private vehicles and we would like to arrange a meeting regarding this matter.**

Response: An updated Transport Statement, dated December 2021, has been submitted in support of the planning application which provides further details in relation to transport issues associated with this site.

- k) **Concern regarding pollution at the site.**

Response: Environmental Services has been consulted in relation to this matter and they have advised that the agent should submit an air quality impact assessment for review and it is considered that an appropriate condition relating to this matter could be attached to any consent granted.

- l) **The proposed path networks have been poorly linked to the streets.**

Response: Roads and Transportation Services have been consulted in relation to the proposed development and they have not raised any issues in this regard.

m) **More provision should be made for future expansion to the south.**

Response: This is a matter for the local development plan process.

n) **A wider range of house styles should be incorporated.**

Response: It is considered that across the Hamilton Community Growth Areas a wide range of housing types will be provided.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning consent for residential development (628 units) with associated roads, landscaping and SUDS (relating to consent HM/10/0052) at land to the west of Strathaven Road, Hamilton.

6.2 The determining issues in the consideration of this application are its compliance with national policy, local development plan policy and its impact on residential amenity, traffic safety, environmental matters and infrastructure issues.

6.3 With regards to Government guidance and advice, as detailed in section 3.2, Scottish Planning Policy highlights that where a proposal accords with up-to-date development plans, it should be considered acceptable in principle. The site is identified within the adopted Local Development Plan as being suitable for residential development through its designation as part of the Community Growth Area for Hamilton. The proposed use therefore raises no issues from a land use perspective and can be considered to accord with national planning policy.

6.4 In terms of Local Plan policy, the site is affected by Policies 1 and 2 of the adopted Local Development Plan. The application site is designated as being a Community Growth Area for Hamilton under the terms of Policy 1 of the adopted Local Development Plan. These policies promote sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. The proposal involves the development of an area of vacant land, at a sustainable location in Hamilton as part of the Community Growth Area. Therefore, it is considered that the proposal raises no issues within the context of Policies 1 and 2 of the adopted Local Development Plan.

6.5 In addition, the site is affected by Policy 11 of the adopted Local Development Plan and forms part of the Council's housing land supply. Subsequently, the principle of the site for residential use accords with the provisions of Policy 11 of the adopted Local Development Plan.

6.6 Policy 5 of the adopted Local Development Plan identifies that all development proposals will require to take account of and be integrated with the local context and built form. It is considered that the design, location and scale of the proposed development is acceptable and will not result in a significant material impact on the streetscape or any nearby properties. Therefore, the proposal raises no issues within the context of Policy 5 of the adopted Local Development Plan.

6.7 Policy DM1 of the adopted Local Development Plan relates to the design and layout of all new developments. Given the physical characteristics of the site, it is considered that the development will not result in a significant adverse impact on the nearby properties in terms of privacy, overlooking, overshadowing and the proposed dwellinghouses are of a similar scale and style to those being developed elsewhere within the HCGA. Subsequently, the proposed development accords with the

provisions of Policy DM1 of the adopted Local Development Plan. In addition, it is considered that the proposed layout for the development generally accords with the standards set out in the Council's Residential Design Guide.

- 6.8 Policy 15 and Policy SDCC4 of the adopted Local Development Plan seek to ensure that development considers and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. The site is accessible and the development would be integrated into transport walking networks. Through the provision of a crossing over the Cadzow Burn, the two portions of the HCGA can be linked and the through road will provide direct vehicular access between Strathaven Road and Meikle Earnock Road. Conditions can be attached to any consent to ensure that the path layout incorporates the existing right of way and aspiration core path to the north of the site. In addition, Roads and Transportation Services consider that the proposal is acceptable in terms of access, parking and road safety issues. Subsequently, it is considered that the proposal accords with the provisions of Policies 15 and SDCC4 of the adopted Local Development Plan. Whilst there will be a degree of disruption during construction, conditions are proposed which include measures such as the provision and agreement of a Traffic Management Plan. The purpose is to minimise disruption as much as possible during the construction phase of the development. Whilst work has been ongoing with the Hamilton Community Growth Area for a number of years, it is important that any disruption is minimised and local ward Councillors and the relevant Community Council recently met with Council Officers. It is anticipated that further meetings will be arranged and monitoring undertaken in order to ensure that the development is being undertaken in accordance with the agreed details.
- 6.9 In conclusion, the proposal relates to the creation of a high quality housing development on a vacant site and the design, layout and general impact of the development is considered to be acceptable and the proposals comply with the relevant policies contained in the adopted Local Development Plan. In view of the above, it is recommended that planning consent be granted subject to conditions. The development will be subject to the terms of the associated planning obligation under Section 75 of the Planning Act covering the HCGA, or other appropriate legal agreement.

7 Reasons for Decision

- 7.1 The proposal will not significantly adversely impact on residential or visual amenity, environmental matters or infrastructure issues. The proposal raises no issues within the policy context of 1, 2, 5, 11, 15, DM1 and SDCC4 of the adopted Local Development Plan 2 and there are no other material considerations which would justify the refusal of planning permission.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 3 October 2022

Previous references

- ♦ HM/10/0052 – Planning Committee – 28 March 2017

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter, dated 29 October 2021 and 26 January 2022

- ▶ Consultations

SEPA Flooding	02.03.2022 20.07.2022
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Roads Flood Risk Management	N/A
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Countryside and Greenspace	N/A
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Community and Enterprise Resources - Play Provision Community Contributions	N/A
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West of Scotland Archaeology Service	19.11.2021
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SPT	N/A
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SP Energy Network	02.11.2021
Nature.Scot	N/A

Housing Planning Consultations	N/A
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Scottish Water	22.11.2021
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Roads Development Management Team	30.09.2022
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Environmental Services	16.08.2022
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The Coal Authority Planning and Local Authority Liaison	13.12.2021
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| ▶ Representations | Dated: |
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Miss Sarah Lean, 27 Whitecraigs Crescent, Hamilton, ML3 8SN	25.02.2022
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Mr George Bebbington, 75 Corsehill Crescent, Hamilton, ML3 8FD	24.02.2022
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Mrs Carla McGuinness, 22 Redwood Crescent, Hamilton, ML3 8SZ	24.02.2022
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Mr Arthur Hailstones, 31 Macdairmid Drive, Hamilton, ML3 8AZ	22.02.2022
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Mrs Carrie Cullen, 12a Russell Street, Hamilton, ML3 0QP	22.02.2022
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Mr Gary Tierney, 46 Nevis Ave, Hamilton, ML3 8UA	22.03.2022
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Mrs Vicki Hailstones, 31, Macdermid Drive, Hamilton, ML3 8AZ	22.02.2022
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Mrs Ann Marie Nichol, 6 MacDairmid Drive, Hamilton, ML3 8AZ	24.02.2022
Miss SHARON MONTAGUE, 85B MEIKLE EARNOCK ROAD, HAMILTON, ML38AG	22.02.2022
Miss Mackenzie Finlay, 162 Wellhall Road, Hamilton, ML3 9XW	22.02.2022
Miss Lesley Auld, 150 West Wellhall Wynd, Hamilton, ML3 9GA	22.02.2022
Miss Amy Rowsell, 85, Meikle Earnock Road, Hamilton, ML3 8AG	27.02.2022
Mr Darren Russell, 71 Corsehill Crescent, Hamilton, ML3 8FD	22.02.2022
Mrs Emma McCallum, Cadzow View, 12 Harrowslaw Drive, Hamilton, ML3 8SL	23.02.2022
Ms Leigh Ann Thompson, 225 Meikle Earnock Road, Hamilton, ML3 8RZ	28.02.2022
Mrs Ellison Dunn, 85A MEIKLE EARNOCK ROAD, HAMILTON, ML3 8AG	22.02.2022
Miss Tracy Mullen, 37 Linden Lea, Hamilton, ML3 9AG	22.02.2022
Mr John McPartlin, 20 Scotia Gardens, Hamilton, ML3 8XA	22.02.2022
Mrs Karen O'Reilly, 54 Corsehill Crescent, Hamilton, ML3 8FE	24.02.2022

Contact for further information

If you would like to inspect the background papers or want further information, please contact:-

Gail Neely, Planning Officer, Floor 6, Council Offices, Almada Street, Hamilton, ML3 0AA
Phone: 07551841002
Email: gail.neely@southlanarkshire.gov.uk

Conditions and reasons

01. That, unless otherwise agreed with the Council as Planning Authority, the landscaping and open space schemes shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or the completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of amenity.

02. That prior to works commencing on site a management plan for the maintenance and management of the structural planting within the site shall be submitted to the Council as Planning Authority. Following written approval, the management plan shall be thereafter implemented to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

03. That prior to the occupation of each dwellinghouse the approved fences and walls associated with each plot shall be erected and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

04. That, unless otherwise agreed in writing and prior to works commencing on site, the applicant shall submit details to demonstrate each dwelling has access to their own electric vehicle charging (EVC) point. Thereafter, the agreed EVC provision shall be installed, commissioned, and maintained in accordance with the approved plans and specifications prior to that property which it serves being occupied.

Reason: To ensure the provision of appropriate facilities on site.

05. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

06. That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

Reason: To ensure the provision of a satisfactory sewerage system.

07. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, the entire access road and footpath network, including un-adopted remote footpaths, serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority. Unless otherwise agreed with the Council as Planning and Roads Authority, all footpaths shall be 2.0 metres in width and be of a bound construction.

Reason: In the interest of public safety.

08. That prior to the commencement of any works associated with the development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Council as Roads and Planning Authority and implemented thereafter. This plan should include details of access and parking provision for staff and visitors, intended working hours, the management and storage of deliveries and further information regarding the provision of wheel washing facilities to prevent mud being carried on to the adopted road. For the avoidance of doubt, all vehicular access to and from the development should be via Strathaven Road with the exception of any such vehicles involved in the construction of the Cadzow Burn crossing, which should utilise the Muttonhole Road/Meikle Earnock Road route, if necessary.

Reason: In order to retain effective planning control.

09. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

10. That the internal noise levels at any location within the new dwellings with windows open (or under exceptional circumstances closed) shall not exceed-
- a) An LAeq,16hr of 40dB daytime (07:00-23:00) and an LAeq,8hr of 30dB night-time (23:00-07:00).
 - b) The internal L_{Amax} shall not exceed 45dB night-time (23:00-07:00)
 - c) The external levels shall not exceed an LAeq,16hr of 55dB daytime in any rear garden areas, when measured free-field.

Reason: In order to retain effective planning control.

11. That no piling works shall be carried out on the site until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1992

'Evaluation of human exposure to vibration in buildings.' It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

Reason: These details have not been submitted or approved.

12. That an air quality impact assessment shall be submitted to and approved in writing by the Council as Planning Authority. This document shall satisfy the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the Air Quality Regulations, made under Part IV of the Environment Act 1995, will not be exceeded at any of the proposed dwellings due to the impacts of the proposed development and, or the potential increase in traffic associated with the development. The survey and report should use a method based on the principles set out in the Environmental Protection UK document Development Control: Planning for Air Quality (2010 Update) and Scottish Government publication 'Local Air Quality Management Technical Guidance LAQM.TG(09)' or a method that has been agreed with the Planning Authority.

Reason: In order to retain effective planning control.

13. (a) That remediation of the site shall be carried out in accordance with an approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.
(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the appropriate remediation of the site.

14. That before any development commences on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: These details have not been submitted or approved.

15. That no development shall take place within the application site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources

within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: These details have not been submitted or approved.

16. That no development shall commence until pre-construction protected species surveys are carried out within the development site and an appropriate surrounding buffer in accordance with the submitted Initial Update Surveys, prepared by Heritage Environmental Limited (dated August 2021). Where protected species are found to be present and could be impacted by the development, a species protection plan should be submitted to and approved in writing by the Council as Planning Authority.

Reason: In order to retain effective planning control.

17. That all works at the site shall be undertaken in accordance with the findings of the Tree Survey and Arboriculture Constraints Report, prepared by Alan Motion Tree Consulting Ltd (dated 28 October 2021), to the satisfaction of the Council as Planning Authority.

Reason: To protect established species.

18. That, unless otherwise agreed with the Council as Planning and Roads Authority, before the development hereby approved is completed or brought into use, parking shall be provided to the following standards and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Parking Standards

All units up to 3 bedrooms - 2 spaces

All units of 4 or more bedrooms - 3 spaces

Under National Roads Development Guide, a single garage can be counted towards a parking space providing the minimum internal dimensions are equal to or greater than 7.0m x 3.0m.

All parking bays serving terraced properties should be at right angles to the road and be 6.0m in length. All parking courtyards shall have a central aisle width of 6.0m with parking bays of 2.5m x 5.0m.

Reason: In order to retain effective planning control.

19. That no development shall commence until details of the phasing of the development particularly in relation to the crossing across the Cadzow Burn shall be submitted to and approved in writing by the Council for approval. Following approval, the development shall be implemented in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

Reason: In order to ensure a properly programmed development.

20. That a Bus Service Strategy, which shall include the full length of the spine road and considers the bus stops and future bus stops on Meikle Earnock Road, shall be submitted to, approved in writing by the Council. The Bus Service Strategy shall be fully implemented, prior to the completion of the development.

Reason: These details have not been submitted or approved.

21. That unless otherwise agreed in writing with the Planning Authority, all construction vehicles associated with the development hereby approved shall access the site from the spine road only.

Reason: In order to retain effective planning control.

22. For the avoidance of doubt, there shall be no retaining walls/structures which will impact on the adoptable roads.

Reason: In order to retain effective planning control.

23. That all pedestrian and cyclepaths shall be designed to national cycle route standards to the satisfaction of the Council as Planning and Roads Authority.

Reason: In order to retain effective planning control.

24. That no dwellinghouse shall be occupied until the parking spaces associated with the dwellinghouse shall be constructed in accordance with the approved plans to the specification and satisfaction of the Council as Roads and Planning Authority.

Reason: To ensure adequate parking provision on the site.

25. For the avoidance of doubt, no driveways or off-street parking bays should have a gradient steeper than 10%.

Reason: In order to retain effective planning control.

26. That before any dwellinghouse within the development hereby approved is completed or brought into use, the first two metres (minimum) of the associated driveway shall be surfaced, trapped, and sealed to prevent any deleterious material or water from leaving the driveway to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic safety and to prevent deleterious material entering the roads.

27. That before the development hereby approved is completed or brought into use, at all road junctions with the spine road, a visibility splay of 4.5 metres by 90 metres measured from the road channel shall be provided on both sides of the junction and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas. Thereafter nothing exceeding 0.9 metres in height shall be planted, placed, or erected within these sight lines to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic safety.

28. That before the development hereby approved is completed or brought into use, at all road junctions within the housing areas a visibility splay of 2.4 metres by 43 metres measured from the road channel shall be provided on both sides of the junction and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas. Thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic safety.

29. That before the development hereby approved is completed or brought into use, at all driveway accesses a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height shall be removed from the sight line areas. Thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic safety.

30. That prior to any works commencing on site an adequate wheel washing facility must be fully operational and any vehicle transporting excavated material on or off the site shall be treated by means of the wheel washing provision. This facility shall be operation at all times during any earth moving operations and a 'clean zone' should be maintained between the end of the wheel wash facility and the public road to the satisfaction of the Council as Roads and Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.

31. The structure associated with the Cadzow Burn watercourse crossing will be subject to the full Technical Approval process for a 'Category 1' structure to the satisfaction of the Council as Roads and Planning Authority.

Reason: In order to retain effective planning control.

32. Further information relating to a review of the pedestrian and cycle linkages to the black path shall be undertaken and submitted to the Council as Planning and Roads Authority.

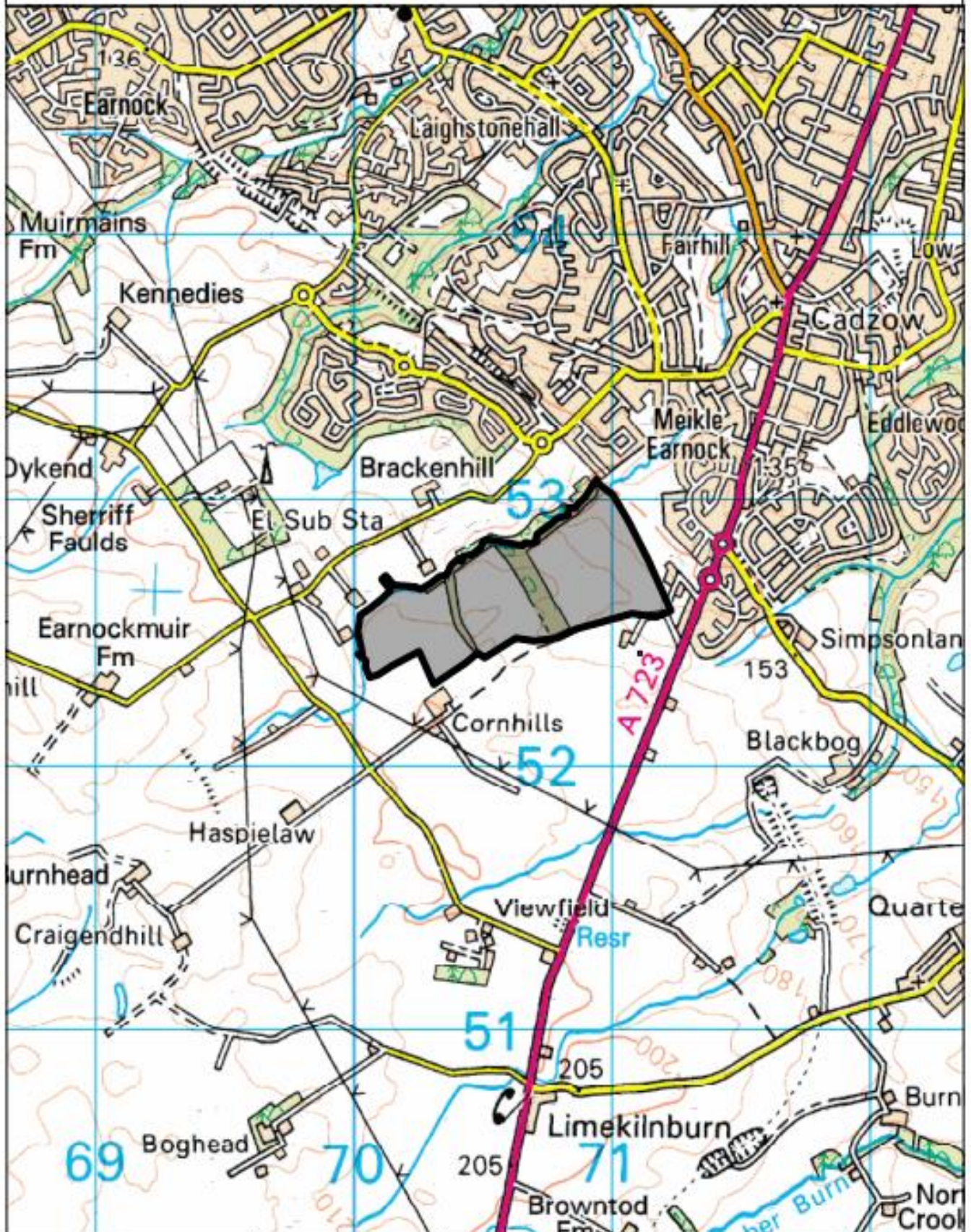
Reason: To ensure that walking and cycling facilities are maximised for the residents within the development.

33. That prior to commencement of works on site relating to any topsoil stripping, ground investigation or earthworks, the applicant shall undertake an invasive weed survey to identify nuisance weeds such as Horsetail. The weed survey and a proposed remediation strategy shall be submitted to and approved in writing by the Council as Roads and Planning Authority and all works shall be progressed in accordance with the agreed remediation strategy.

Reason: That no invasive weeds or nuisance weeds are permitted below or within influencing distance of the public road as deemed appropriate by the Council.

P/21/1812

Land to the West of Strathaven Road, Hamilton



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Date:
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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development